



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

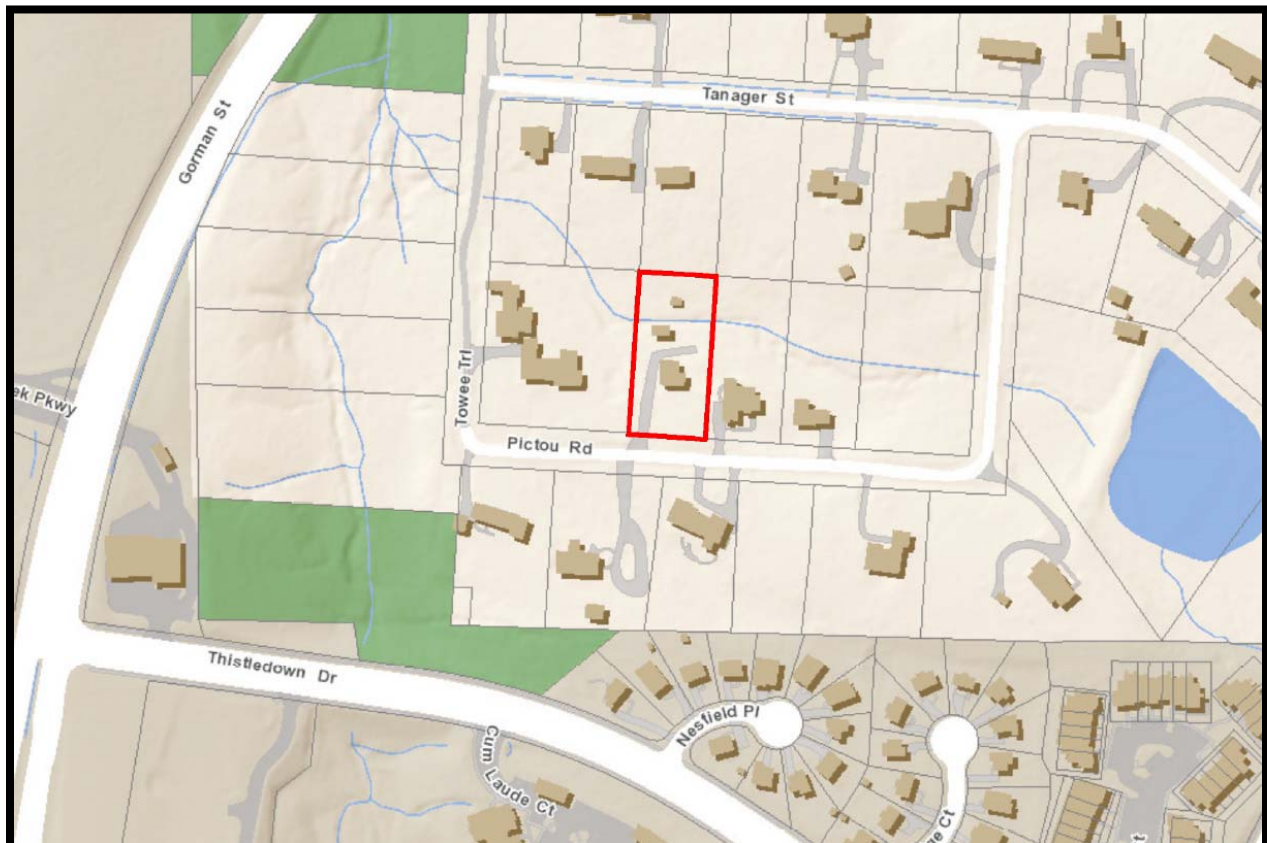
Case File: A-129-17

Property Address: 1812 Pictou Road

Property Owner: John and Christine Grogan

Project Contact: John Grogan

Nature of Case: A request for a 3.08' variance to the front yard setback requirement set forth in Section 5.4.3.F. 16. of the Unified Development Ordinance in order to expand the existing detached house which results in a 56.92' front yard setback on a .71 acre parcel zoned Residential-2, Neighborhood Conservation Overlay District and Special Residential Parking Overlay District and located at 1812 Pictou Road.



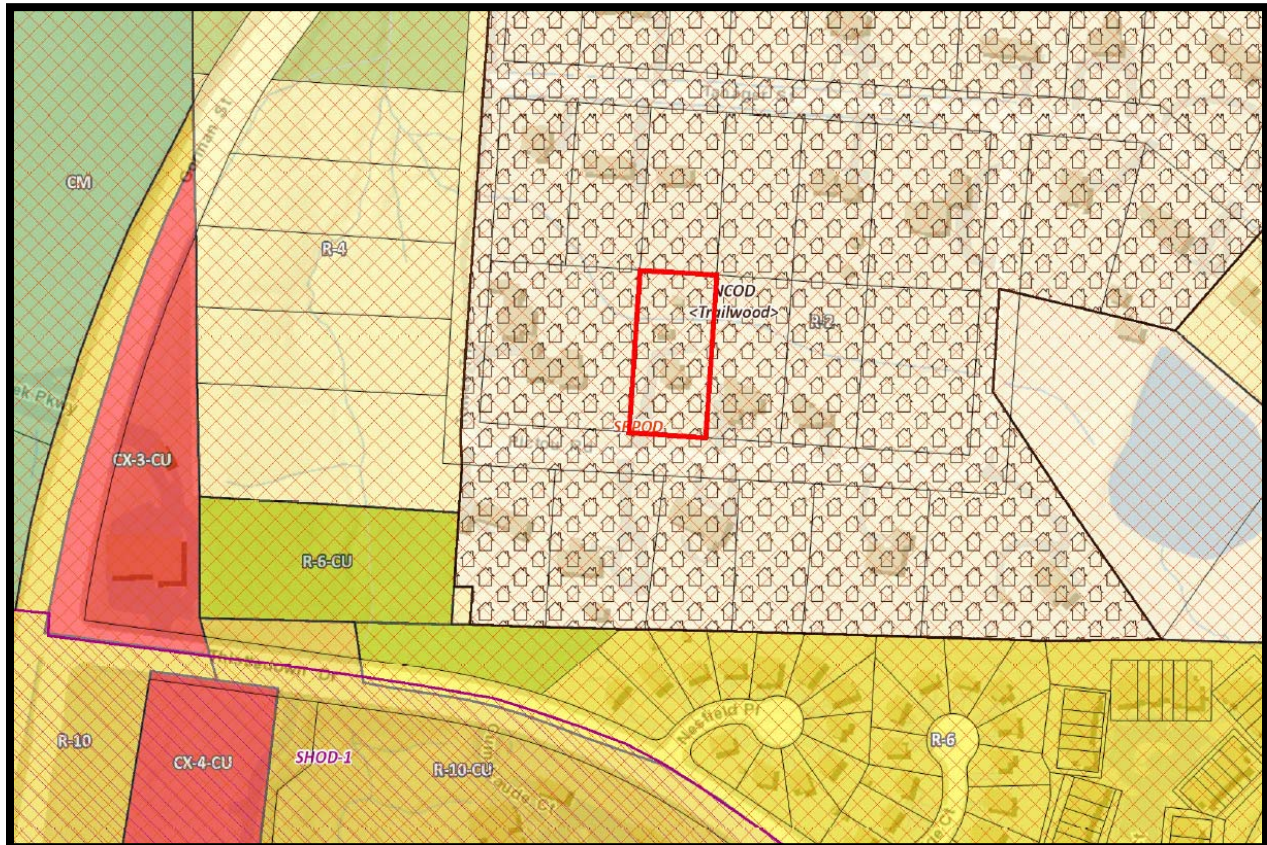
1812 Pictou Road – Location Map

To BOA: 12-11-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:**

Residential-2, Neighborhood Conservation Overlay District (Trailwood Neighborhood) and Special Residential Parking Overlay District



1812 Pictou Road - Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-2, Neighborhood Conservation Overlay District (Trailwood Neighborhood) and Special Residential Parking Overlay District

Lot Dimensions – R-2

Area (min)	20,000 SF
Width – interior lot (min)	80'
Width – corner lot (min)	80'
Depth -	100'

Yard Type R-2 **Minimum Setback (Principal Bldg)**

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Yard Type R-2 **Minimum Setback (Accessory)**

Primary Street	50'
Side Street	20'
Side	5'
Rear	5'

Trailwood Neighborhood NCOD standards

Minimum lot size: 20,000 SF

Minimum lot frontage: 100'

Front yard setback: Minimum of 60'

Side yard setback: Minimum of 20 within the front 100 feet of the lot, otherwise minimum of 10 feet.

Maximum building height: 2 1/2 stories and 30' from finished grade of the main entry floor.

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626 **2639**

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): 3.04 FT.	Transaction Number A-129-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. 532582	

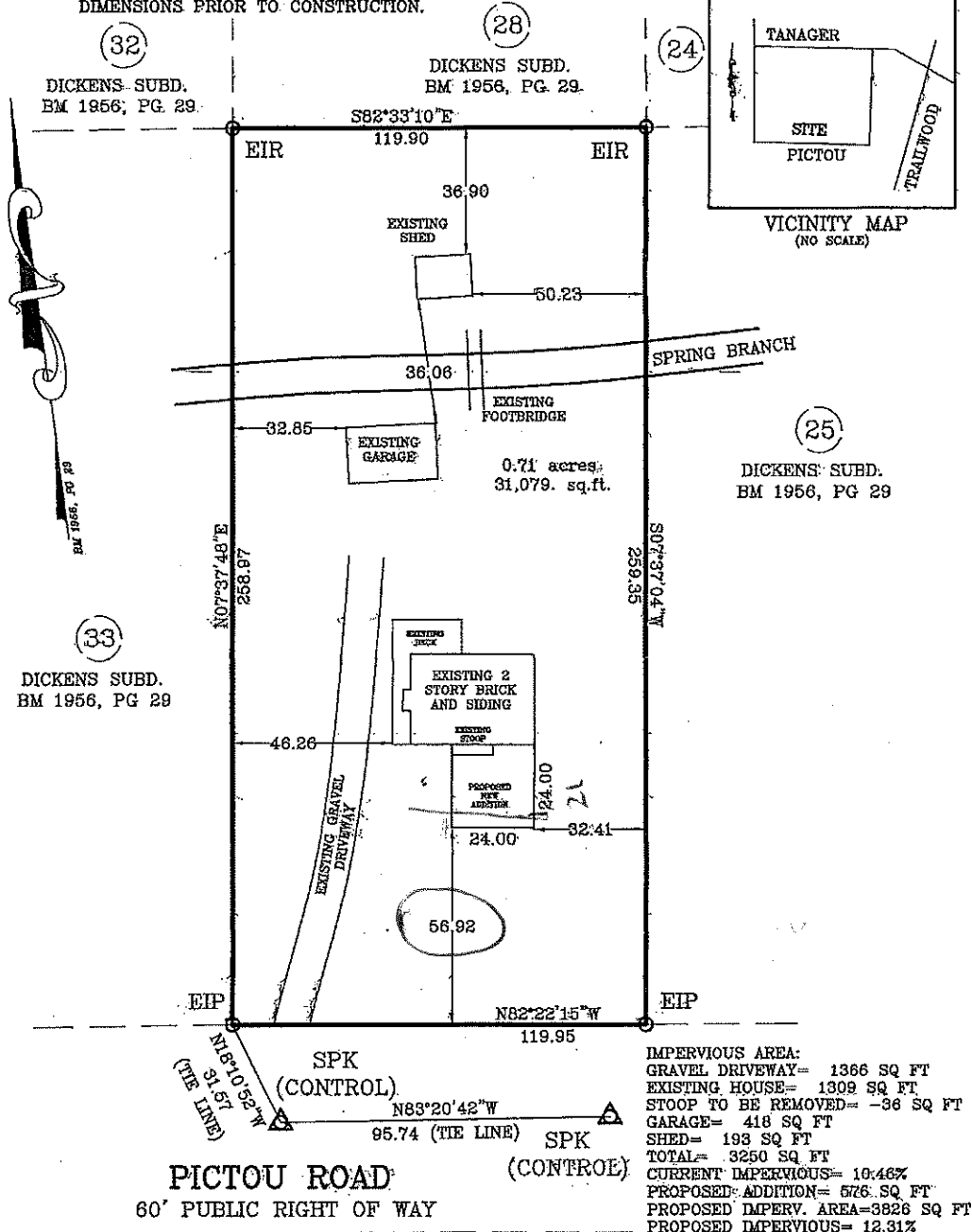
GENERAL INFORMATION		
Property Address 1812 Pictou Rd. Ral. 27606	Date	
Property PIN 0783909851	Current Zoning R-2	
Nearest Intersection Trailwood DR + Tanager Rd.	Property size (in acres) 0.71 Acres	
Property Owner John H. Christine Grogan	Phone 919-389-3182	Fax —
Owner's Mailing Address 1812 Pictou Rd	Email GSM HVAC at NC RR.com	
Project Contact Person John Grogan	Phone 919-389-3182	Fax —
Contact Person's Mailing Address SAME	Email SAME	
Property Owner Signature 	Email	
Notary 	Notary Signature and Seal 	
Sworn and subscribed before me this 30 day of October , 20 17		

The existing house has all bedroom and bathrooms located on the lower floor requiring numerous steps to be negotiated by the owners who are 74 and 79 years of age.

They have owned the house for 43 years and plan to continue living at this location. The required front setback from the street is 60' and the addition is 56.92', thus requiring a 3.08' variance. Adding a new bedroom, bathroom, and closet on an upper level will allow Christine and John to safely remain in their home for many more years.

Thank you for your consideration into this request.

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS & DIMENSIONS PRIOR TO CONSTRUCTION.



PLOT PLAN

SURVEY FOR: JOHN GROGAN

ADDRESS: 1812 PICTOU ROAD

CITY OF: RALEIGH

COUNTY OF: WAKE

SWIFT CREEK

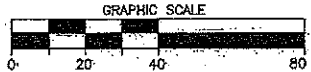
DATE: 4 OCT 2017

SCALE: 1" = 40'

REFERENCE: LOT 29

DICKENS SUBD.

BM 1956, PG. 29



NORTH CAROLINA

Professional

SEAL

L-4908

LAND SURVEYOR

MICHAEL E. ROGERS

MICHAEL E. ROGERS

PLS, L-4908; 1SG, USA (RET)

I, MICHAEL E. ROGERS, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

MIKE ROGERS SURVEYING

529 HARRIS AVE

RAEFORD, NC 28376

Phone: (910) 479-1744

mrogerssurvey.com

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-50.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

C:\Drawings\NER SURVEYS\GROGAN\CAD\CIVIL\1812 PICTOU RD. RALEIGH\dwg\PLOT PLAN.dwg, 10/5/2017 9:55:05 PM

SER
Full R-2

Permit Application

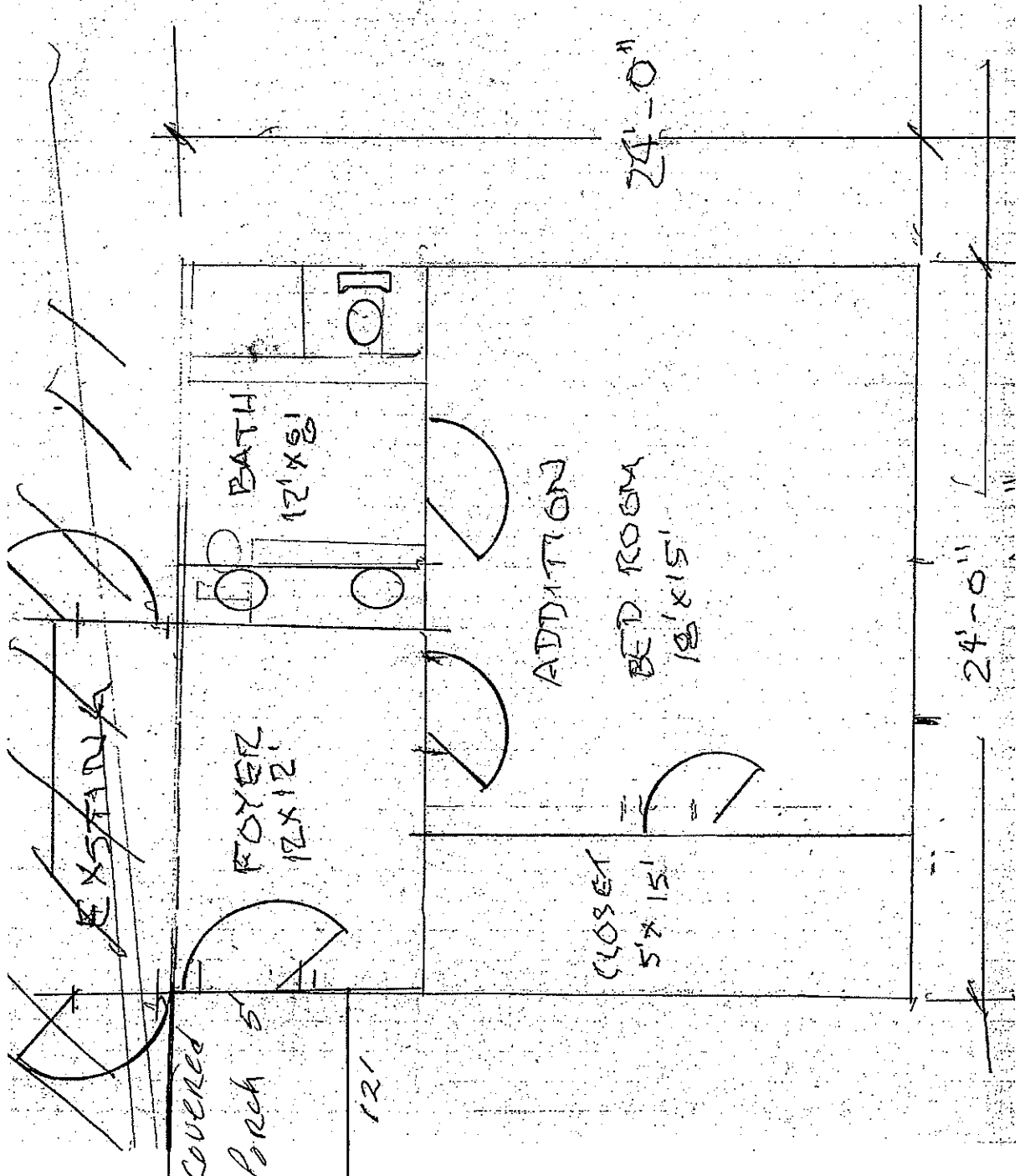


DEVELOPMENT
SERVICES
DEPARTMENT

For more Project and Process Information, see the [DEVELOPMENT SERVICES GUIDE](#) to get started
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27615 | 919-996-4200

GENERAL INFORMATION			
NC Existing Building Code 2015 <input checked="" type="checkbox"/>	OFFICE USE ONLY	TRANSACTION NUMBER	532582
NC Building Code 2012 <input type="checkbox"/>		GROUP NUMBER	
NC Rehab Code 2012 <input type="checkbox"/>		TECHNICIAN	
Applicant <u>John H. Grogan</u>		Date <u>10/13/2017</u>	
Project Address <u>1812 PICTON Rd</u>		Suite Number	
Subdivision/Tenant/Shopping Center <u>Lot 29</u>		Lot Number <u>29</u>	
Property Owner <u>John H + Christine H. Grogan</u>		Phone <u>919-851-3042</u>	
Email <u>CSH HVAC at NC, RAL.com</u>			
Project Contact Person <u>Fred Thornhill & George Mayo</u>		Phone <u>(919) 291-1271; (919) 221-3476</u>	
Email <u>George@thornhillco.com</u>			
PROJECT INFORMATION			
Review Type: Express Review <input type="checkbox"/> Pony Express <input type="checkbox"/> Residential Review <input checked="" type="checkbox"/> Commercial Review <input type="checkbox"/>			
Choose a Work Type below. Click on text for process description, Gatekeeping required for Commercial New, Change of Use, and Addition			
New Construction <input type="checkbox"/>	Multi-Family <input type="checkbox"/>	Fit up-Interior Comp. <input type="checkbox"/>	Demolition <input type="checkbox"/>
Change of Use <input type="checkbox"/>	Townhome <input type="checkbox"/>	Alteration/Repair <input checked="" type="checkbox"/>	Mass Grading <input type="checkbox"/>
Addition <input checked="" type="checkbox"/>	Single Family Dwelling <input type="checkbox"/>	Accessory Structure <input type="checkbox"/>	Concurrent <input type="checkbox"/>
	Manufactured Home <input type="checkbox"/>	Stand Alone <input type="checkbox"/>	Other <input type="checkbox"/>
Provide a detailed Project Description: <u>Addition. 24' x 24' Front Bedroom, Bathroom, Closet</u>			
Additional Project Information (complete all that apply):		Total Construction Cost: \$30,000.00	
Site Information:		Building Information:	
Zoning District: <u>RESIDENTIAL</u> Overlay District: <u>RESIDENTIAL</u>		Ex. Building (s.f.): Heated <u>1572</u> Unheated <u> </u>	
Existing Use: <u>RESIDENTIAL</u>		Prop. Building (s.f.): Heated <u>570</u> Unheated <u> </u>	
Prop. Use: <u>RESIDENTIAL</u>		Total Building Size: Heated <u>5440</u> Unheated <u> </u>	
Will impervious surface change? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Ex. Height (feet): <u>18</u>	
Ex. Impervious (s.f.): <u>932</u>		Prop. Height (feet): <u>18</u>	
Proposed change in impervious (s.f.): <u>570</u>		Number of Stories: <u>2</u> w/13 Basement	
Proposed total impervious (s.f.): <u>1440</u>			
LIEN AGENT INFORMATION			
North Carolina law requires appointment of a lien agent. Contractors and subcontractors can give notice when they are working on the project.			
Lien Agent appointments are not required for the following:			
<ul style="list-style-type: none"> Improvements under \$30,000, or to the owner's existing residence, or for public building projects 			
See www.liensnc.com for more information			
FACILITY FEE INFORMATION			
Facility Fees may be due for projects that involve:			
<ul style="list-style-type: none"> New Construction Change of Use Additions 			
See Development Fee Schedule for more information			
PLANS HOLDING POLICY			
I acknowledge that it is the responsibility of the applicant to pick up their plans after each review cycle. If plans are not picked up 180 days from the last review cycle they will be considered abandoned and will be destroyed.			
Signature of Property Owner/Agent: <u>[Signature]</u>			

zoned R-2
NCOD = Trailwood
SRPOD



0783909851
GROGAN, JOHN HENRY JR GROGAN,
CHRISTINE H
1812 PICTOU RD
RALEIGH NC 27606-3639

0783908562
BRUTON, JEFFREY
1821 PICTOU RD
RALEIGH NC 27606-3638

0783908801
JANE HOCH REVOCABLE TRUST
1816 PICTOU RD
RALEIGH NC 27606-3639

0783918067
MORRIS, JOHN D MORRIS, ANITA R
3219 TANAGER ST
RALEIGH NC 27606-3642

0783919066
COBLE, CAROLE ANN PHIPPS
3215 TANAGER ST
RALEIGH NC 27606-3642

0793000502
ALEXANDER, W H JR ALEXANDER, NANCY
S
1817 PICTOU RD
RALEIGH NC 27606-3638

0793000789
VAZQUEZ, JOSE JAVIER RIVER RIVERA,
MARIA YOLANDA G...
1808 PICTOU RD
RALEIGH NC 27606-3639

0793001530
REVOCABLE LIVING TRUST OF SUSANNE
SCARBOROUGH THE
1213 MITCHELL ST
RALEIGH NC 27607-3734

0793011003
ANDREWS, ALPHONZO GEORGE
1520 TRAILWOOD DR
RALEIGH NC 27606-3719